

Staff Summary Report



Development Review Commission Date: 05/22/07

Agenda Item Number: __8__

SUBJECT: Hold a public hearing for a Planned Area Development Overlay and Development Plan Review for **AM/PM ARCO BROADWAY AND RURAL** located at 908 East Broadway Road.

DOCUMENT NAME: DRCr_BROADWAY_RURAL_AMPM_52207

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **AM/PM ARCO (PL060538)** (Gina Gill/Broadway & Aujla LLC; Fred Stern, Stern and Associates, applicant) for a 2400 s.f. convenience store with fuel dispensers on .45 acres, located at 908 East Broadway Road in the CSS, Central Commercial District, including the following:

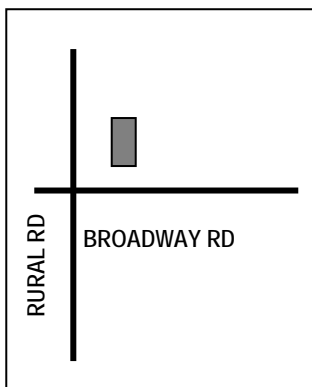
PAD07010 – (Ordinance No. 2007.25) Planned Area Development Overlay to modify development standards for +/- 2400 s.f. of building area on +/- 0.45 acres.

DPR07057 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)
LEGAL REVIEW BY: N/A
FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval of PAD07010 and DPR07057 (1-27)

ADDITIONAL INFO:



Gross/Net site area	+/- 0.45 acres
Building area	2400 s.f. C-Store; 3496 s.f gas canopy
Lot Coverage	30%
Building Height	+/- 21 ft
Building setbacks	0 ft. rear
Landscape area	1350 s.f.
Landscape Coverage	7 % (right of way not included)
Vehicle Parking	8 spaces provided (8 required)
Bicycle Parking	4 required

This a development proposal to raze the existing site and replace with a new 2400 S.F. convenience store and eight (8) pump gas island with canopy. A Planned Area Development Overlay is proposed for the site to provide flexibility for the redevelopment of a small non-conforming site. Staff recommends approval of the PAD and the DPR for this site. A neighborhood meeting was held on March 26, 2007; to date no public comment has been received.

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1. List of Attachments
- 2-3. Comments; Reasons for Approval;
- 4-7. Conditions of Approval
8. History / Zoning & Development Code Reference

ATTACHMENTS:

- A. Ordinance 2006.25
- B. Location Map
- C. Aerial Photo
- D. Applicant's Letter of Intent (4 pages)
- E. Planned Area Development Overlay Cover Sheet
- F. Site Plan Sheet CU-2
- G. Floor Plan Sheet A1.1
- H. North and West Elevation Sheet A2.1
- I. South and East Elevation Sheet A2.2
- J. Enlarged Keyed Notes for Elevations
- K. Canopy Elevations A6.1
- L. Enlarged Keyed Notes for Canopy
- M. Conceptual Landscape Plan & Landscape Legend Sheet L1
- N. Enlarged Landscape Legend
- O. Preliminary Grading & Drainage Plan Sheet 1 of 1

COMMENTS:

The applicant is requesting approval of a Planned Area Development Overlay and a Development Plan Review for a new 2400 s.f. AM/PM convenience store and eight (8) pump gas island with canopy. The site is located at the northeast corner of Broadway Road and Rural Road. The existing site contains a convenience store with two pumps islands on the south and west sides of the building at the street front. This proposal will raze the existing site and redevelop with new building for convenience store and a single gas pump island.

Project Analysis

The site is a slight rectangular shape with street frontages to the south and west. The site is located adjacent to the Safeway Center and currently shares a non-conforming one-way drive between the two sites.

The current proposal will close the non-conforming driveway and create a new cross-access with the shopping center. This proposal will combine two parcels and eliminate unused space behind the existing convenience store. The site layout places the building abutting the east property line with the main entrance facing the west (Rural Road). The gas pump is canopy located in front of the C-Store, in a north-south configuration, parallel to Rural Road. The existing driveway, located immediately north of the Rural Road and Broadway Road intersection, will be closed leaving one driveway access on Rural Road and one driveway access on Broadway Road.

Planned Area Development Overlay

The project seeks an overlay to reduce the rear yard setback for the building from ten (10) feet from to zero (0) feet; reduction of the minimum landscape area from 15% to 7% and a reduction of the distance from ROW to on-site maneuvering and parking area from twenty (20) feet to zero (0). To facilitate the redevelopment of this site the flexibility provided with a PAD Overlay is necessary. There are fixed elements on the site, such as location of existing driveways, which dictate the site layout and maneuvering on the site.

Standard	CSS	PAD Overlay
Building Height		
Building Height Maximum	35 ft	21 ft
Building Height Step-Back Required Adjacent to SF or MF District	Yes	Yes
Maximum Lot Coverage (% of net site area)	50%	30%
Minimum Landscape Area (% of net site area)	15%	7%
Setbacks (overall project)		
Front (west)		
Building	0 ft	35ft
Parking (maneuvering)	20 ft	0 ft
Street- Side (south)	0 ft	39 ft
Side (north)	0 ft	14 ft
Building	20 ft	0 ft
Parking (maneuvering)		
Rear (east)	10 ft	0 ft

Public Input

The applicant/architect Fred Stern held a neighborhood meeting on March 20, 2007 at 6:00 pm. There were no members from the public in attendance. To date, staff has received no input from the public regarding this request.

Design

The store is a single story rectilinear box, with concealed roof behind parapet. The building parapet height is approximately +/- 21 feet, while the canopy height is approximately 18 feet 6 inches. The building and canopy feature brand colors and corporate logo. The building exterior is stucco painted in two different beige shades. The main entrance has a canopy of stainless steel material with blue and orange accent bands and an exposed LED red light, centered in a recess between the colored accent bands. The façade is symmetrical. Merchandise windows extend part way to the north and south from the center entrance. Four (4) marquee boxes are proposed for the front elevation. These boxes will be used for posters to advertised specials. These boxes are not allowed by the Zoning and Development Code and will need to be deleted from the elevations. The north and south elevations have exposed electrical and natural gas equipment; staff recommends that these items be located to a central location and concealed in building extension with a door for access or relocated to the interior of the building.

The rectangular shape gas canopy will be accent with blue accents band and an exposed LED blue light, centered in a recess in the middle of the accent bands. The signs on the canopy fascia will need to be approved in a separate application; staff notes that the sign may not extend above or below the canopy fascia.

Public Safety

The site layout allows ample natural visual surveillance from the front of the store to the fuel pumps. The bicycle parking is located on the south side of the building, although not visible from inside the store, the volume of traffic and activity will help deter potential theft. The air and water stations, and public phones have not been identified on the site plan. Staff will review the locations as part of the planning plan check review. An updated Security Plan is required for the Convenience Store.

The Tempe Fire Department will access the site with emergency vehicles via Rural Road. The site design demonstrates the ability of emergency vehicles to negotiate through the site and access the parking / activity area and the store itself.

General Plan Analysis

This proposal in its surroundings is consistent with the General Plan 2030 Projected Land Use map designation of commercial.

Conclusion

Staff recommends approval of the request for the Planned Area Development Overlay and Development Plan Approval. A subdivision plat to combine the two lots with a cross access easement to the Safeway site will be required prior to issuance of building permits.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The Planned Area Development Overlay provides the flexibility of modifying development standards for the Commercial Shopping and Services District through establishment of the site specific standards. In this case the development standard for the reduced rear yard setback, reduced on site maneuvering and reduced landscape area facilitates the redevelopment of an existing gas station; creating a more attractive and accessible site within the City of Tempe.
3. Incorporating the P.A.D., the project will meet the development standards required under the Zoning and Development Code.

PAD070010 and DPR07057

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A DESIGN CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLET ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THE BULLET ITEMS ARE NOT AN EXHAUSTIVE LIST.

General

1. Obtain the building permit and commence construction on or before **two years from City Council approval** of the Planned Area Development Overlay or the Planned Area Development Overlay for this lot will expire.
 2. Obtain approval of a new subdivision plat to combine the two existing lots; process through City Council prior to issuance of building permit.
 3. For contiguous parcel to the north (Safeway Shopping Center), obtain a cross access easement. Complete this process through the Engineering Division of the Public Works Department prior to issuance of a building permit. Contact Engineering Division (Carol Martsch 480-350-8200) if questions.
 4. A separate development plan approval will be required for the improvements to the Safeway site and all improvements on Safeway property to be completed prior to issuance of Certificate of Occupancy for Arco AM/PM Broadway and Rural.
 5. The Planned Area Development Overlay for Arco AM/PM Broadway and Rural shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department. Complete this process prior to issuance of building permits.
 6. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **May 22, 2008** or Development Plan approval will expire.
- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **June 6, 2006, October 13, 2006, February 1, 2007 and April 11, 2007**. Direct questions related to specific comments to the appropriate department. Coordinate modifications with concerned parties during building plan check process. Planning staff reviews construction documents as part of the building plan check process to ensure consistency with the Planned Area Development and Development Plan approval.
 - The project site does not have an Archaeologically Sensitive designation. However, State and Federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (joe_nucci@tempe.gov) if questions regarding this process.
 - Security Requirements:
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and corners to discourage ambush opportunity. Distances of at least 20'-0" between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principals listed under A-II Building Design Guidelines (C) as they relate to the location of pedestrian environments and places of concealment.
 - The Owner is required to prepare a security plan for this commercial project with the Police Department. Include the design team in the preparation of the plan to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, the first meeting with the Police Department regarding the security plan is recommended before building permit is issued. At a minimum, the Owner shall contact the Police Department to begin security plan

process approximately eight weeks prior to receipt of certificate of occupancy.

- If required by the Security Plan, have management contact the Police Department prior to Certificate of Occupancy to be included in the "Operation Notification" crime prevention program.
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the design team be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov, to 'Tempe in Touch', to 'Government', to 'Documents' and to 'Zoning and Development Code', or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
 - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services.

Site Plan

7. Provide a minimum of four (4) bicycle parking spaces.
 8. Parking screen walls to located on property line on street frontages. Match the building color and texture for refuse enclosure, parking screen wall and monument sign base.
 9. Show the location for air and water dispenser and public telephones for planning plan check review.
 10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
 11. Finish utility equipment boxes on site in a neutral color (subject to utility provider approval) that compliments the coloring of the building. Do not paint over instructional or warning decals on the equipment boxes.
- Fire Department issues (jim_walker@tempe.gov):
 - Verify fire lane of 20 ft. width with adequate turn radii (45 ft. outside and 25 ft. inside) exists in the drive aisles around the canopy. Indicate the fire lane outline on the site plan.
 - Do not overhang the fire lane with any cable or device (security light, mature tree canopy, etc.) that is less than 14'-0" above paving.
 - Locate Fire Department Connection on main entrance side of store. Location subject to approval by the Fire Department.
 - Locate freestanding security lights away from landscape islands so they do not conflict with existing or proposed tree locations.
 - Provide 100 year on-site storm water retention with provision for ground water protection from fuel spills.
 - Underground utilities. Coordinate site layout with utility providers and modify easements if necessary to satisfaction of utility providers.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.

- For refuse enclosure, construct walls, pad and bollards for container enclosure in conformance with Standard Detail DS-116. Gate pair for refuse enclosures is not required. If gates are provided, do the following:
 - The property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
 - Mount gates so they do not decrease the width of the enclosure mouth.
 - Gates in full open position must swing greater than 90 degrees and have a cane bolt or other hold open mechanism.
- Parking spaces:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

Floor Plans and Sections

12. Restroom Security:

- a. Lights in public restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by key or remote control mechanism

Building Elevations

13. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the paint color sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. During completion of the development, planning inspection staff will field verify colors and materials.
 14. Remove the marquee changeable poster boxes from elevation.
 15. Two signs are allowed on the fuel canopy fascia. Each sign may not exceed 6 s.f. and height of sign may not exceed 80 percent of the height of the canopy fascia and may not extend beyond top or bottom of canopy.
 16. The color banding on the fuel canopy fascia and on the north elevation of the store is considered a building accent element and not part of the sign area. Do not internally or externally illuminate the color banding on the entry or fuel canopy.
 17. Conceal roof drainage system within the interior of the store. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the store.
 18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the store and fuel canopy so that the architecture is enhanced by these elements.
 19. Details of meter panels, natural gas equipment and electrical equipment installation and location shall not detract from the architecture of the building; design an enclosure to conceal equipment or relocated to interior. Details shall be approved by staff prior to issuance of building permits.
- Service Door Security: equip service and exit doors (except to rarely accessed equipment rooms)

with a 6" square high strength plastic or laminated glass window centered and mounted at 63" from the bottom to the center of the glazing.

20. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.

- Measure height of building and canopy from top of curb on Rural from the center of the front of the property.

LIGHTING:

21. Fixtures for canopy lighting to be recessed.

22. Provide the following continuous illumination levels from dusk to dawn (this clarifies illumination levels for areas not specifically described in ZDC Part 4 Chapter 8):

- a. limit light on paving surface under canopy to maximum 40.0 foot-candles.
 - b. illuminate building entrance and exit side doors with minimum 5.0 foot-candles.
 - c. illuminate the electrical service entrance section room door pair with minimum 2.0 foot-candles.
 - d. illuminate the vendor parking with minimum 4.0 foot-candles, similar to a loading zone.
 - e. illuminate the public pay phone area with minimum 5.0 foot-candles.
- Follow requirements listed in the ZDC Part 4, Chapter 8 and in the guidelines listed in the ZDC under Appendix E "Photometric Plan."

LANDSCAPE:

23. The existing trees on site may be destroyed to make way for the site re-development. Completely remove these plants and any stumps on site or in frontage. Do not disturb existing off site plant material to the east of this re-development or elsewhere.

24. Irrigation notes:

- a. A dedicated landscape water meter is recommended (not required). Consider re-use of existing water meter with irrigation dedication if another domestic water meter is installed with this site re-development.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the Service Entrance Section room, as indicated. Conceal the conduit if the controller is mounted outside.
25. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
26. Top dress planting areas with a 2" thick uniform application of decomposed granite, as indicated. Provide pre-emergence weed control application, as indicated, and do not underlay rock or decomposed granite application with plastic.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.
 - Follow requirements of ZDC Part 4 Chapter 7 and the guidelines listed in the ZDC under Appendices B and C "2' and 3' Plant List."

Signage:

27. For this facility, provide one address sign on each side of the masonry base of the monument sign and four address signs on the store. Conform to the following guidelines for address signs on the store and the base of the monument sign:
- Halo illuminate the address signs.
 - Provide street number only, not the street name.
 - Compose of 12" high, individual mount, metal reverse pan channel characters.
 - Adjust locations so sign is unobstructed by trees, vines, etc.
 - Do not affix another number or a letter that might be mistaken for the address number.
- Follow requirements of ZDC Sec. 4-903 (A) for address sign illumination and background contrast requirements.

Obtain sign permit for any building mount or monument identification signs including the two canopy signs, changeable copy (price) on the monument sign and halo illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Pump topper signs do not require a permit but must conform to the restrictions of the ZDC. Directional and Pump Topper signs are subject to review by planning staff during plan check process. Follow ZDC Part 4 Chapter 9 with the design of the signs.

HISTORY & FACTS:

- June 26, 1967. The Atlantic-Richfield Company was issued a building permit for auto service station at the northeast corner of Broadway Road and Rural Road.
- August 22, 1984. The Board of Adjustment approved a use permit for Arco to a convenience market as an accessory use in conjunction with an existing gas station and variances to increase the maximum allowable sign area.
- September 9, 1986. The Board of Adjustment modified approved sign variances for Arco to increase the maximum sign area from 80 s.f. to 126 s.f.
- October 3, 2006 The Hearing Officer denied the following for Arco AM/PM Broadway and Rural located at 908 East Broadway Road in the CSS, Commercial Shopping and Services District for:
- Variance to reduce the setback for parking and vehicle maneuvering area from twenty (20) feet to zero (0) feet.
 - Variance to reduce the distance of a driveway entrance to an arterial corner from one hundred (100) feet to seventy-nine (79) feet (along the Rural Road frontage).
- May 8, 2007 Development Review Commission continued the Arco AMPM Broadway and Rural to the May 22, 2007 Hearing due to an error in public notification.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-305, Planned Area Development (PAD) Overlay districts b;
Section 6-306, Development Plan Review

ORDINANCE NO. 2007.25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the Zoning Map of the City of Tempe, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and Section 2-107, is hereby amended by removing the below described property from the CSS and designating the property as CSS-PAD with a Planned Area Development Overlay, on .45 acres.

LEGAL DESCRIPTION

Beginning at the SW corner of section 23: thence E 33 feet to the point of beginning: then N 154.5 feet; thence east 135 feet; thence S 154.5 feet: thence W 135 feet to the point of beginning. Except the triangular portion in the SW corner TH/OF & EX S 20 feet RD & EX W 20 feet road.

Section 2. Further, those conditions of approval imposed by the City Council as part of case **PAD070010 – Arco AM/PM Broadway and Rural** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this ____ day of _____, 2007.

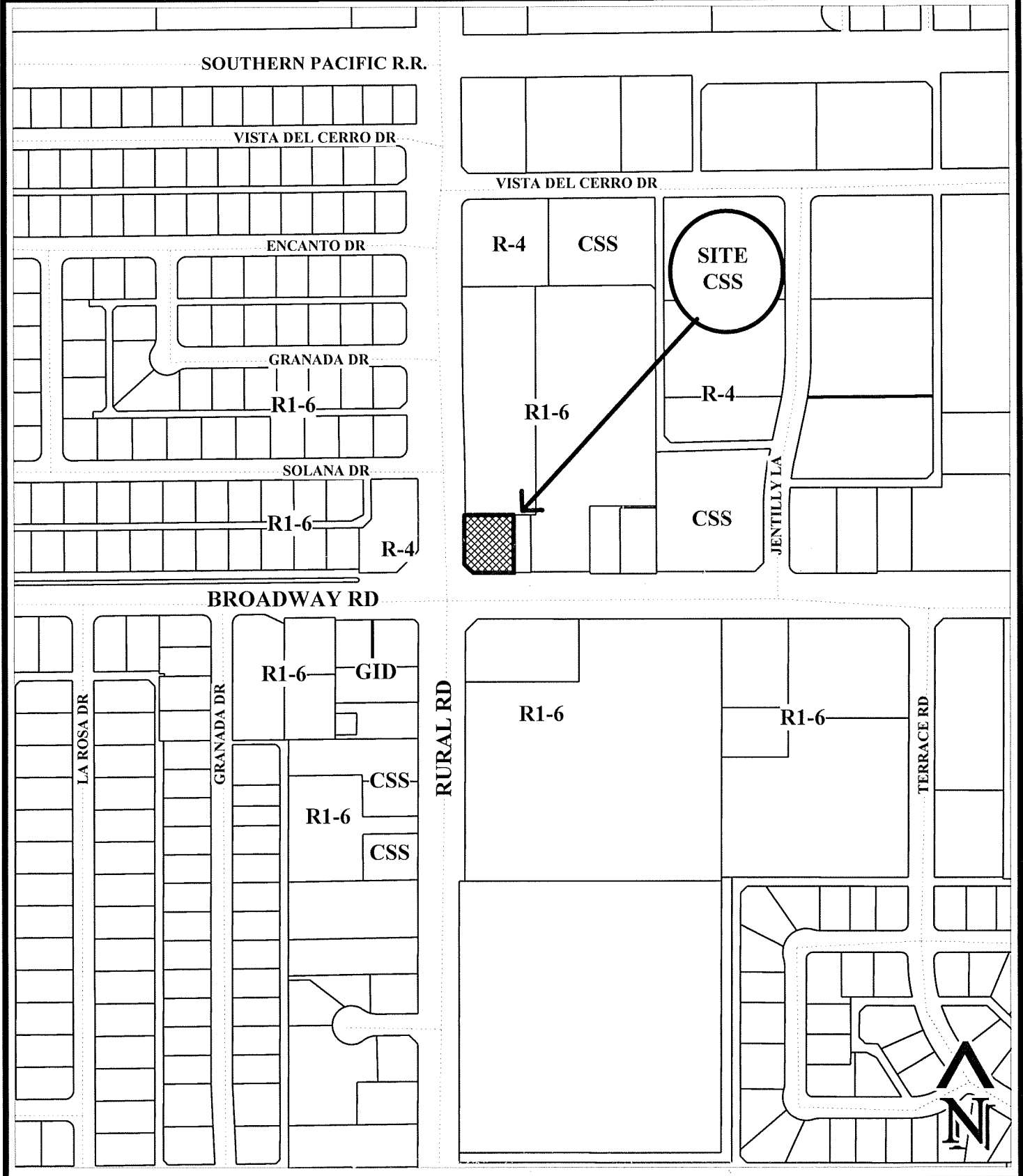
Mayor

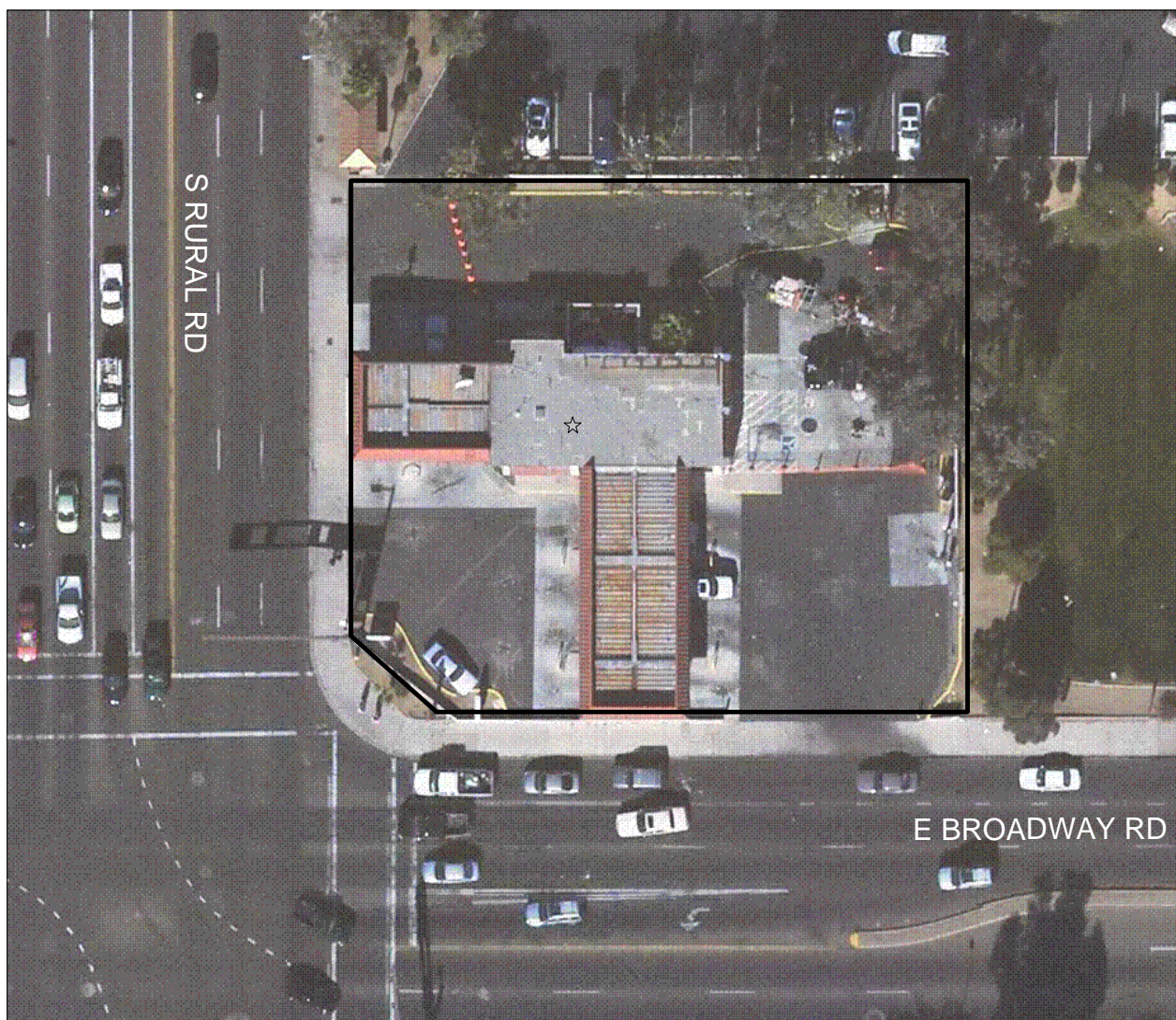
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

ARCO AM/PM
PL060538




AM/PM ARCO (PL060538)



RECEIVED
07 APR 24 PM 12:37
TEMPE-DEVELOPMENT
SERVICES DEPARTMENT

**LETTER OF INTENT - PAD
ARCO/BP CONVENIENCE STORE
908 E. BROADWAY ROAD
TEMPE, AZ**

Request:

ARCO/BP is proposing a Planned Area of Development (PAD) Overlay on an approximately 19,812 square foot parcel at the northeast corner of Rural Road and Broadway Road (the "Site"). The Site is currently zoned CSS. The purpose of the PAD Application (the "Application") is to redevelop the existing outdated gasoline station and associated convenience market to meet current market demands. The Site will be redeveloped with a larger convenience market, a centralized gasoline canopy. In order to redevelop the Site, this Application is necessary to allow flexibility from the traditional development standards of the CSS District.

Site Plan / Design:

Structures:

The Site will have a 2,400 square foot convenience market. The convenience market design will be a marked improvement to the existing store. The front street façade will be anchored by a decorative tower on each end of the building that will wrap around to the sides of the building. This will break up the mass of the building. Other design elements including one inch reveals on the façade, coping caps, window glazing, and a front 4 ½ -foot wide awning will provide light and shadow articulation. The building will be stucco, with a different accent color for variety. The building will have a height of 19'-0" to shield the mechanical equipment, with the two towers at a height of 20 feet to the top of the roof parapet.

The existing fuel pumps will be replaced and relocated under one central canopy. Consolidation of the fuel canopy will allow the Site to have 8 fuel islands instead of the current 6 fuel islands to more efficiently serve customers. The canopy will cover an approximate area of 3,540 square feet to provide necessary shade and protection for

customers at the fuel islands. The project would improve traffic flow on the site and give improved access for police and fire. The new prototype is a more attractive structure that would enhance the location and improve service for the neighborhood.

Circulation / Parking:

The Site has two existing driveway entrances on Rural Road, the southern most will be closed and one driveway entrance on Broadway Road that will be maintained. The existing northern entrance on McClintock Drive is approximately 95 feet from the point of intersection for an arterial street instead of the typical 100 feet. This driveway has operated safely and effectively, in part because the driveway is located after a signalized intersection that provides a safe cushion of time for vehicles to enter and exit.

Parking on the Site will be located internal to the Site in front of the convenience market. All bicycle parking will be met, providing the required parking.

Landscaping:

The requirement to dedicate additional right-of way does not allow the site to meet City landscape standards of 15% on site. The perimeter of the Site will be landscaped to adequately provide shade and soften the structures located on the Site, with landscaping added in the City right of way between the sidewalk and the screen wall.

Site / Area Context – General Plan:

The Site is designated on the City General Plan 2030 (the "General Plan") as Commercial.

The Site is surrounded by the retail shopping center that adjoins it to the north and east that is also designated Commercial. Commercial, residential and mixed use is designated along both Rural Road and Broadway Road, with Residential designated for the majority of areas within a mile radius of the Site. We are negotiating with shopping center to have a cross access and close off the poorly designed one way exit from the shopping center site onto our lot.

The Site is located in the north central portion of the City. It is a small parcel of land located at the intersection of two major arterial roads dominated by vehicular traffic. The use as a gas station and convenience market has been a long-standing use at this location. The location at a high-vehicle volume intersection is a logical place to provide the necessary fuel services related to the operation of a vehicle and the associated amenities for its patrons via the convenience market and carwash. These amenities reduce the number of vehicular trips. The Site offers necessary fuel services in a part of the City with a heavy concentration of residential and a limited number of gasoline station/convenience markets. The renovation of this Site provides opportunity to maintain and improve upon this needed.

Site/ Area Context – Zoning:

The Site is currently zoned CSS. The CSS District permits a variety of commercial uses that serve the need of the neighborhood, with a service station. The Applicant is not rezoning the Site. The Application is for a PAD Overlay to allow the existing gasoline service station with a convenience market to be redeveloped with minor modifications to the development standards. The Site has operated for many years as a gasoline service station and convenience market.

As mentioned, the Site functions as part of a larger commercial shopping plaza also zoned CSS.

Development Standards:

The Application will meet or exceed most of the development standards. The structures will all be one-story and well below the allowable 35-foot height. The lot coverage on the Site will be 30% instead of the allowable 50% lot coverage. All parking requirements will be met. The landscape area on the Site will be approximately 7%.

The following development standards require a PAD.

(1) Rear setback

The PAD will allow a rear yard setback (east) of 0 feet. The CSS District standard is 10 feet. The property to the East is the shopping center retention basin and shall remain as a large landscape buffer at the rear of the building.

The design in setting the structure toward the rear yard is necessary to make the Site work from a circulation standpoint in accommodating the primary function of the Site in refueling vehicles. Also, this location meets required CPTED police design in allowing full visibility for monitoring activity on the Site from the public roadway.

(2) Vehicle maneuvering setback along street

The CSS District requires a 20-foot non-maneuvering setback along the street. Both the existing and proposed plans have no parking along the street frontages, but vehicle maneuvering does occur over portions of the setback. The City General Landscape Standards require street setbacks to be landscaped except for approved pathways, driveways, parking areas and pedestrian amenities. The PAD will allow the Site to keep the current driveway configuration and street landscape setbacks greater than what currently exists.

The proposed landscaping plan meets the intent of the development standard to soften the streetscape and provide shade.

Conclusion

The Application is a small-scale project which requires flexibility because of unique circumstances and design characteristics. Some of these unique circumstances and design characteristics include the following:

1. The Site is less than one acre and located at the intersection of two major arterial roads with additional right of way being given to the City. This size creates a design challenge once you factor in landscape setbacks, building setbacks, parking, fuel-truck turning radius requirements, CPTED, among others.
2. The Site is adjacent to the adjoining commercial plaza, and a reciprocal access into the shopping plaza that will attempt to be negotiated. The traditional 10-foot rear yard building setback is not necessary due to the adjacent landscaped retention basin.
3. The Site already operates as a service station and convenience market. A use that is a necessary service in an underserved area. The PAD will allow the Applicant to upgrade the Site to meet current market factors with a design that maximizes safety, including visibility and turning radius for both delivery trucks (fuel and other) and customer vehicles that need to share the onsite drive aisles.
4. The requested modifications to the development standards further the goals of the General Plan. The PAD promotes trip reduction and locating necessary neighborhood services close to residential. The PAD allows redevelopment of an existing business that will retain and expand the City tax base. The PAD provides an attractive project via architectural and landscaping enhancements. It is also harmonious to the neighborhood.

We are very excited about the redevelopment of this ARCO station and AM/PM convenience market. We believe this PAD will provide an attractive property at this prominent intersection for a necessary use.

We look forward to working with the City and the community in the development of this project. We respectfully ask for your support.

PLANNED AREA DEVELOPMENT OVERLAY FOR BROADWAY & RURAL ARCO/AMPM

A PORTION OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 1N, RANGE 4E, GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA)
ON THIS 17TH DAY OF MARCH, 2007, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED FRID
STERN, WHO ACKNOWLEDGED HIMSELF TO BE THE REPRESENTATIVE OF ARCO/AMPM, AND THAT
HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY
THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED;
IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

SOTARY PUBLIC
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

Parcel No. 1:
That portion of the Southwest quarter of the Southwest quarter of Section 23, Township 1 North,
Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more
particularly described as follows:

BEGINNING at the Southwest corner of said Section 24;
THENCE North 67° 7' 29" West, along a line which is parallel with and distant 33 feet East from
the right-of-way line of said Section 23, a distance of 133 feet to the true point of
beginning;
THENCE continuing North 67° 7' 29" West, along said parallel line, 134.2 feet;
THENCE East, parallel to the South line of said Section 23, a distance of 133 feet;
THENCE South 67° 7' 29" West, along a line which is parallel with and distant 33 feet East from
the right-of-way line of said Section 23, a distance of 133 feet to the true point of beginning;
THENCE West along said parallel line, 133 feet to the true point of beginning;

EXCEPT commencing at the Southwest corner of Section 23, Township 1 North, Range 4 East
of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly
described as follows:
THENCE North along the West line of said Section 23, a distance of 187.50 feet;
THENCE East parallel to the South line of said Section 23, a distance of 50.00 feet to the POINT
OF BEGINNING;
THENCE South parallel to the West line of said Section 23, a distance of 117.50 feet to an
intersection with a line parallel to and 70.00 feet East from the West line of said Section 23,
THENCE East along said parallel line, 50.00 feet to the intersection with the South line of said
Section 23;
THENCE East parallel to and 50.00 feet North of the South line of said Section 23, a distance of
98.00 feet;
THENCE North parallel to the West line of said Section 23, a distance of 3.00 feet;
THENCE East, parallel to the South line of said Section 23, a distance of 133 feet to an intersection with a line parallel
to and 70.00 feet East of the West line of said Section 23;
THENCE Northwesterly to an intersection with a line parallel to and 70.00 feet North of the
South line of said Section 23 and a line 53.00 feet East of the West line of said Section 23;
THENCE North parallel to the West line of said Section 23 to an intersection with the North line
of the South 187.50 of the Southwest quarter of said Section 23;
THENCE East along the West line of said Section 23, a distance of 133 feet to the POINT
OF BEGINNING;

EXCEPT commencing at the Southwest corner of Section 23, Township 1 North, Range 4 East
of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,
THENCE East along the South line of said Section 23, a distance of 168.00 feet;

OWNER/DEVELOPER

BB WESTCOAST PROPERTIES
4 CENTERPOINTE DRIVE
LA PALMA, CA 90623

GENERAL NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES & LANDSCAPING WITH A TRIANGLE MEASURED BACK 10'-0" FROM THE PROPERTY LINE AND 20'-0" ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE ADJACENT RESIDENTIAL DISTRICTS & WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AS TO EXCEED THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH THE CITY OF TEMPE AND 1994 UPC UNLESS OTHERWISE SPECIFIED.
6. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF TALLEST EQUIPMENT.
7. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, SHALL BE SHOWN ON THE SITE PLAN.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION UNLESS EXPLICITLY APPROVED ON THE SITE PLAN.
10. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE CITY OF TEMPE AND 1994 UPC UNLESS EXPLICITLY APPROVED ON THE SITE PLAN.

PROJECT DATA

ZONING: CSS PAD
APPLICABLE CODE:
2005 IBC
1997 IRC
1994 UPC (LAPMO)

OCCUPANCY: M 240930680 OCCUPANTS
CONSTRUCTION TYPE: VB (SPRINKLERS)
BUILDING HEIGHT 23'-4"
TOTAL PARKING REQ'D: 8 SPACES
PARKING PROVIDED: 8 SPACES

DEVELOPMENT STANDARD

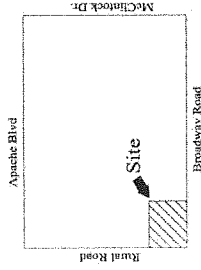
DRIVE 100' FROM CURB
10' REAR YARD SETBACK
15% ON SITE LANDSCAPE=2971 S.F.
NO MANEUVERING IN 20' SETBACK
ALLOW MANEUVERING IN 20' SETBACK

MODIFIED

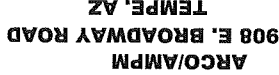
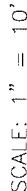
EXISTING DRIVE 95' FROM CURB
REDUCE TO 0' REAR YARD SETBACK
REDUCE TO 1350 S.F. LANDSCAPE
ALLOW MANEUVERING IN 20' SETBACK

BY: _____ DATE: _____
DEVELOPMENT SERVICE

DS060832 PAD



LOCATION MAP





2700 EAST THOMAS ROAD
SUITE 100
PHOENIX, ARIZONA 85016
TEL: (602) 994-2000
FAX: (602) 994-2004



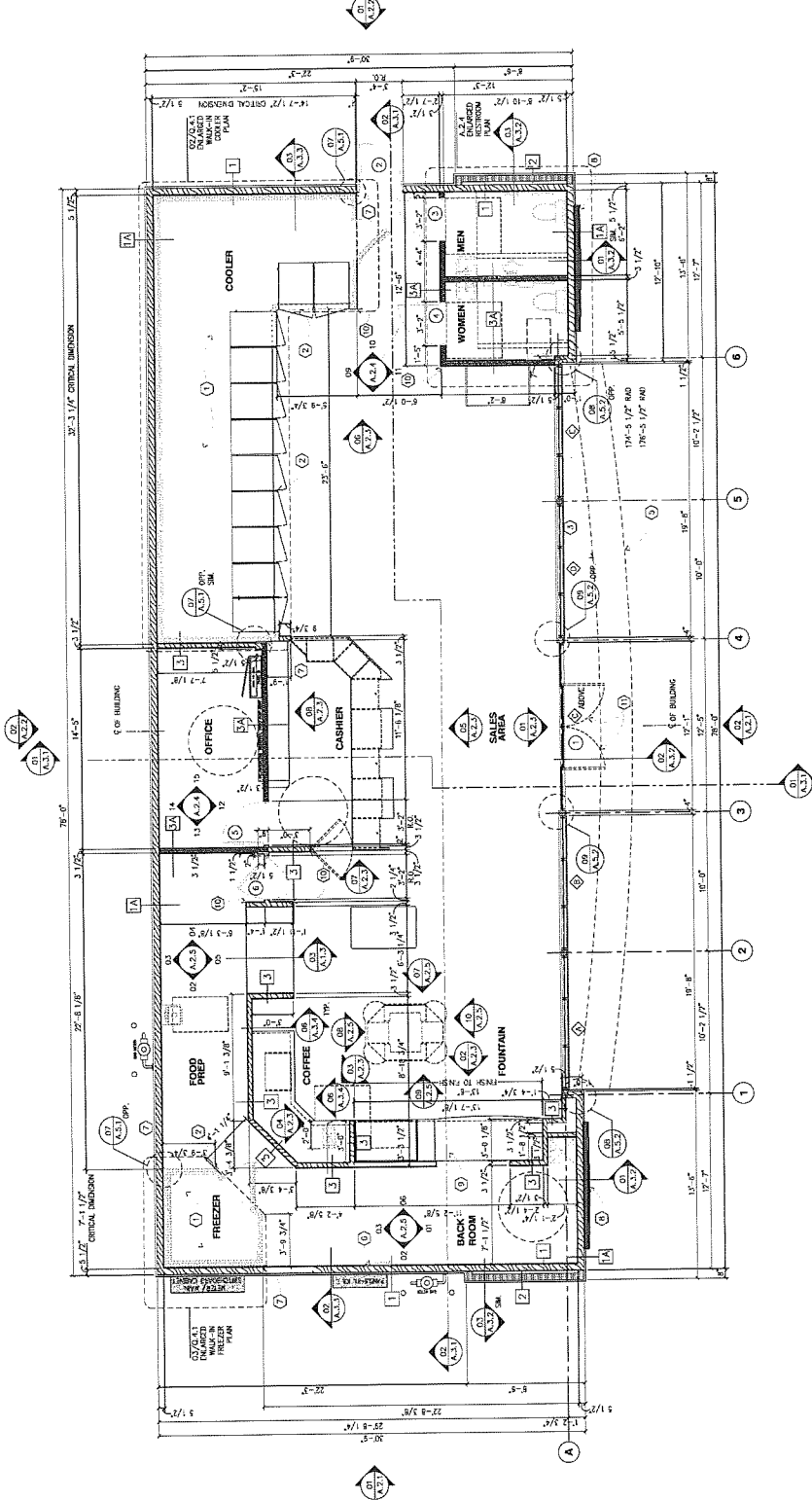
ARCO *anytime*
988 TEMPE AVENUE
FAIR TEMPE, AZ 85288

FLOOR PLAN



ISSUE DATE: 1/1/00
BY: F.S.

A1.1



0 2 4 6
SCALE: 1/4" = 1'-0"

CONSTRUCTION FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. COOLER WALL/BACKLASH CONSTRUCTION, REFER TO 02-A.3.4.
3. LINE OF FRAMING WALL ABOVE.
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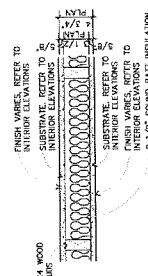
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WALL LEGEND

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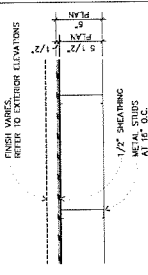
ALTERNATE: METAL STUDS FOR INTERIOR FRAMING



3 TYPICAL STUD WALL AT 24" O.C.

SCALE: 1 1/2" = 1'-0"

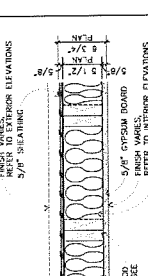
5 1/2" METAL STUD EXTERIOR WALL



2 SCALE: 1 1/2" = 1'-0"

NOTE: FOR SHEATHING TYPE REFER TO EXTERIOR SHEATHING SCHEDULE 5.1.2

DOUBLE 2x6 STUDS AT 32" O.C.

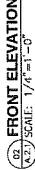
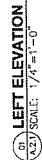


1 SCALE: 1 1/2" = 1'-0"

NOTE: DOUBLE 2x6 STUDS AT 32" O.C. LOCATIONS ONLY. REFER TO EXTERIOR SHEATHING SCHEDULE 5.1.2 FOR SHEATHING TYPE REFER TO EXTERIOR SHEATHING SCHEDULE 5.1.2

◆ ISSUE DATE ◆	
JOB NO.	A2.1

.....



◆ISSUE DATE ◆	
JOB NO.	
A2.2	

02 REAR ELEVATION
A.2.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- A. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE.
SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

- | | | |
|----|--|------|
| 1 | SIGNAGE BY SIGN CONTRACTOR. - UNDER SEPERATE PERMIT | |
| 2 | ALUMINUM STOREFRONT SYSTEM. | C-07 |
| 3 | EXTERIOR LIGHT. REFER TO LIGHTING PLAN SHEET E.1.3 | |
| 4 | ROOF TOP MECHANICAL UNITS | |
| 5 | OVERFLOW DOWNSPOUT NOZZLE, REFER TO DETAIL 05-A.3.3 | C-09 |
| 6 | L.E.D. LASER LIGHT IN PLASTIC TUBE TO MATCH COLOR | C-14 |
| 7 | METAL COPING TO EXTEND 3" DOWN FACE OF WALL | C-09 |
| 8 | 4" CONCRETE CURB | |
| 9 | APPROXIMATE ROOF LINE | |
| 10 | 1" REVEALS IN FINISH. | |
| 11 | FINISH DOOR AND FRAME AS NOTED | |
| 12 | 4" BREAK METAL BASE. SEE DETAIL 04-A.5.1 | C-12 |
| 13 | PREMANUFACTURED COPING CAP | |
| 14 | EXTERIOR MOUNTED ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL SHEETS. | |
| 15 | NOT USED | |
| 16 | NOT USED | |
| 17 | NOT USED | |
| 18 | NOT USED | |
| 19 | EMERGENCY BREAKAWAY, REFER TO A.1.1 | |

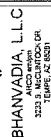
EXTERIOR FINISHES

PL-1 ALUMINUM ACM PANEL FOR L.E.D. LIGHT

STUCCO 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH
PROVIDE CONTROL JOINTS AS REQUIRED

EXTERIOR PAINTS

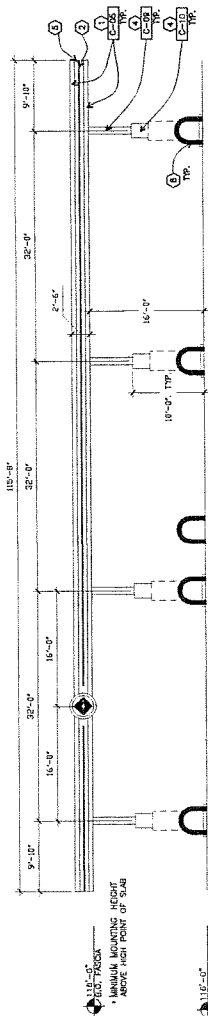
- | | |
|------|---|
| C-01 | COLOR: BP YELLOW
ICI C.01 - SATIN FINISH |
| C-02 | NOT USED |
| C-03 | NOT USED |
| C-04 | NOT USED |
| C-05 | NOT USED |
| C-06 | NOT USED |
| C-07 | COLOR: CLEAR ANODIZED ALUMINUM FINISH |
| C-08 | COLOR: BP HIGH HIDING WHITE
ICI C.08- SATIN FINISH |
| C-09 | COLOR: ARCO
ICI 4020 - SEMI-GLOSS |
| C-10 | COLOR: ARCO DEEP PEARL
ICI 4216-0200 - SEMI-GLOSS |
| C-11 | NOT USED |
| C-12 | COLOR: BP WARM GRAY
ICI C.12 - FLAT FINISH |
| C-13 | COLOR: ARCO BLUE |
| C-14 | COLOR: ARCO RED |
| C-15 | COLOR: ARCO ORANGE |



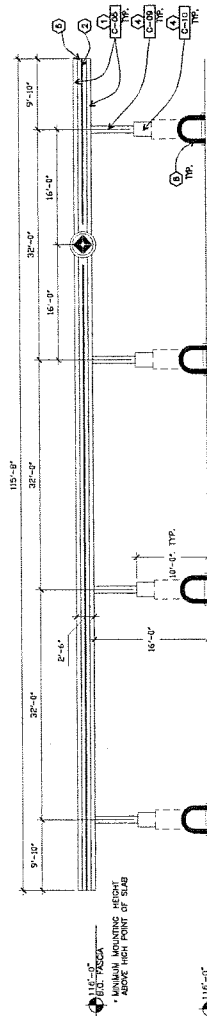
- 1 ALUMINUM COMPOSITE MATERIAL FACIA PANELS
- 2 LED ACCENT LIGHTING
- 3 ALUMINATED SIGN BOX
- 4 STEEL COLUMN/COLUMN SHROUD
- 5 15" W/AL DECAL APPLIED TO ACM PANEL
- 6 DISPENSERS RUBBER
- 7 15" W/AL DECAL DESIGNED ONLY IF VISIBLE FROM
- 8 ARCHED BOLLARD
- 9 SLIDING SIGN

EXTERIOR PAINTS

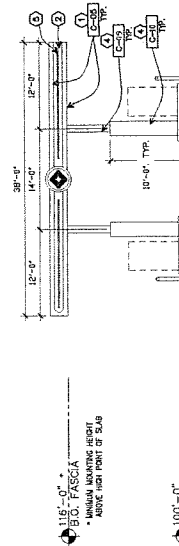
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| C-10 | COLOR: BP
ICI PAINTS | COLOR: BP
ICI PAINTS | COLOR: BP
ICI PAINTS |
| | DARK PEARL | PEARL | HIGH HIDING WHITE |



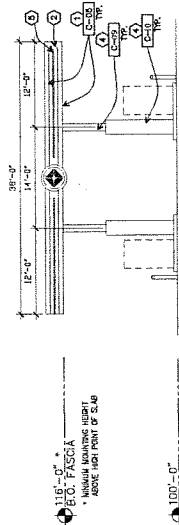
01 WEST ELEVATION
A.2.1 SCALE: 1/8"=1'



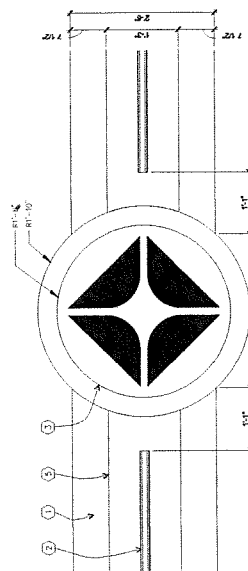
01 EAST ELEVATION
A2.1 SCALE: 1/8"=1'



03 NORTH ELEVATION
A21 SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
A.2.1 SCALE: 1/8" = 1'-0"



SIGN DETAIL

[illegible]

NEW BUILD (STICK)
2900 SERIES AM/PM
CENTER CASHIER
TO GO DELI

3233 S. McCLINTOCK
SOUTHERN AND McCLINTOCK
TRAFFIC 17

1518	RECEIVED BY: TOG	DATE: 12/18/06	TIME: 1518
	ORIGINATOR: MA MA	SP: 100	1518
	PHASE: H: TOG JK	ALLOCATION: PM	1518
	MESSAGE: V07.2	MESSAGE NO:	1518
	09.01.06		

CANOPY ELEVATIONS

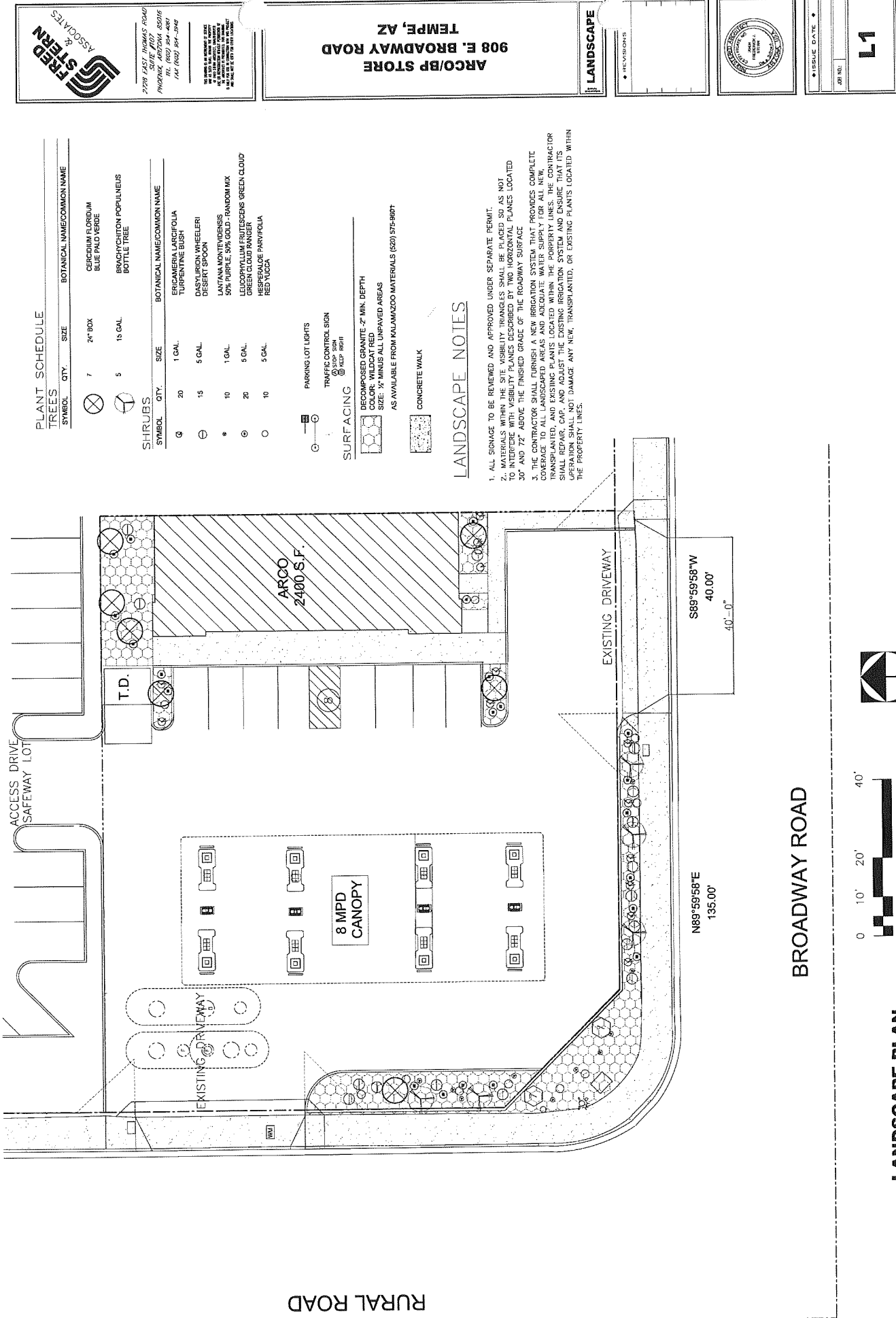
NO. **SB15**
A-6-1

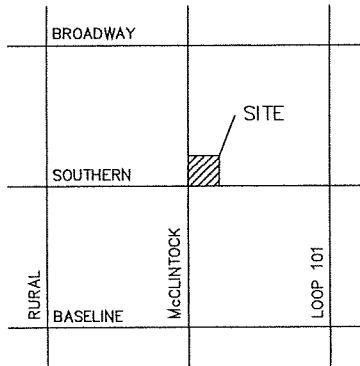
KEYED NOTES

- 1 ALUMINUM COMPOSITE MATERIAL FASCIA PANELS
- 2 LED ACCENT LIGHTING
- 3 ILLUMINATED SIGN BOX
- 4 STEEL COLUMN/COLUMN SHROUD
- 5 15" VINYL DECAL APPLIED TO ACM PANEL
- 6 DISPENSERS NUMBER
- 7 15" VINYL DECAL INSTALLED ONLY IF VISIBLE FROM STREET
- 8 ARCHED BOLLARD
- 9 CLEARANCE SIGN

EXTERIOR PAINTS

- C-10 COLOR: BP DARK PEARL
ICI PAINTS
- C-09 COLOR: BP PEARL
ICI PAINTS
- C-05 COLOR: BP HIGH HIDING WHITE
ICI PAINTS





VICINITY MAP

NOT TO SCALE



LANDSCAPE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS	SIZE
	Existing Tree		To Remain	
	<i>Olea europaea</i> 'Swan Hill' 'Swan Hill' Olive	15 Gallon 24" Box	Multi-trunk	5 4
	<i>Rhus lancea</i> African Sumac	15 Gallon		2
	<i>Acacia salicina</i> Willow Acacia	15 Gallon		20
	<i>Ruellia peninsularis</i> Baja Ruellia	5 Gallon		34
	<i>Eremophila</i> species 'Valentine' Valentine	5 Gallon		16
	<i>Lantana</i> 'New Gold' 'New Gold' Lantana	1 Gallon		76
	<i>Muhlenbergia capillaris</i> Regal Mist	5 Gallon		35
	<i>Calliandra californica</i> Baja Red Fairy Duster	5 Gallon		85
	Decomposed Granite Madison Gold	1/2" Minus	2" Min. depth. All landscape areas.	

LANDSCAPE CALCULATIONS

GROSS SITE AREA: 43,329 SF
NET SITE AREA: 39,719 SF (.92 AC.)

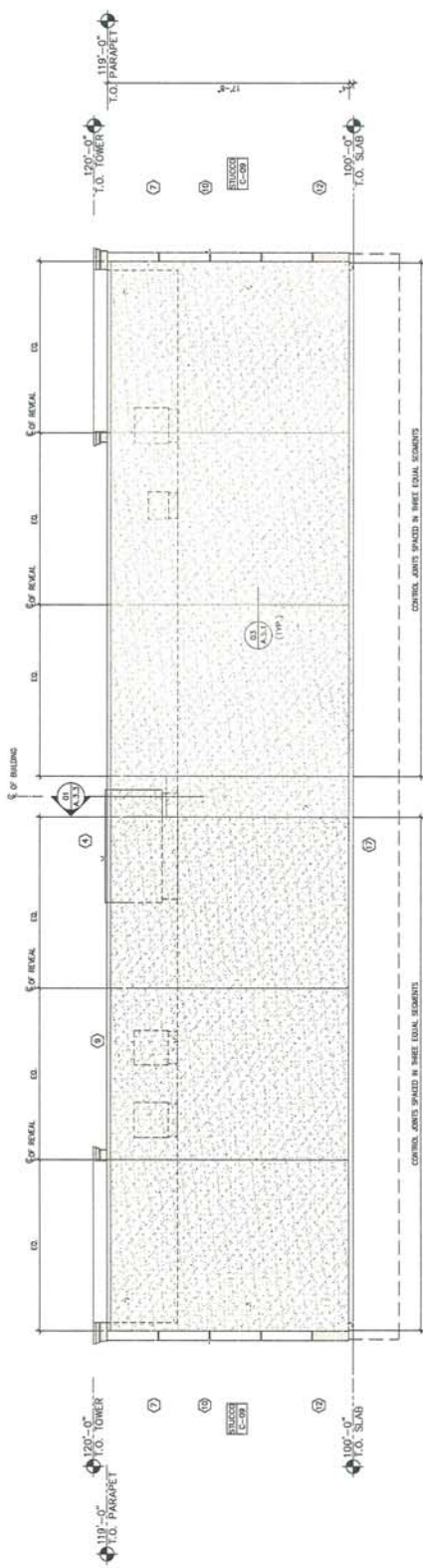
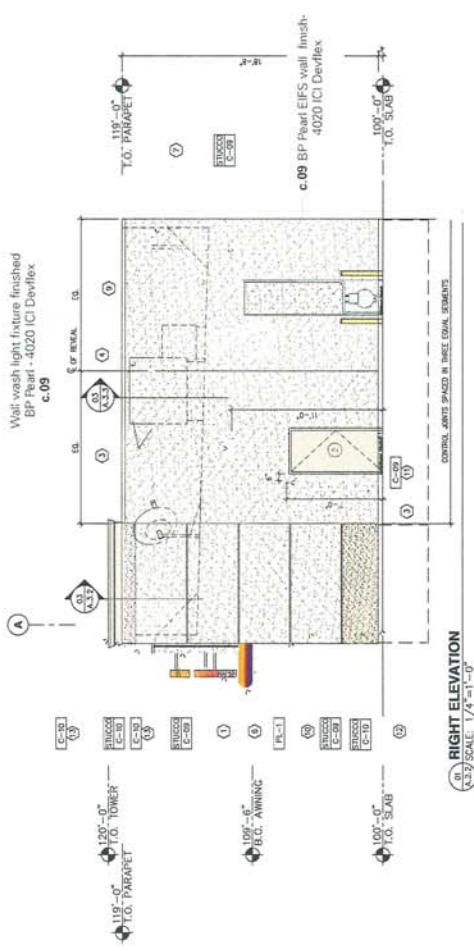
ONSITE LANDSCAPING REQUIRED: 15%
ONSITE LANDSCAPING PROVIDED: 7220 SF (18.17%)
RIGHT OF WAY LANDSCAPING PROVIDED: 3610 SF

GENERAL NOTES:
 A. SURF LOCATIONS SHOWN ARE TO BE MAINTAINED AS CLOSE AS POSSIBLE TO THE EXISTING SURF AND TO BE MAINTAINED AS CLOSE AS POSSIBLE TO THE EXISTING SURF AND TO BE MAINTAINED AS CLOSE AS POSSIBLE TO THE EXISTING SURF.

KEYED NOTES:
 1. SOURCE BY SIGN CONTRACTOR.
 2. ALUMINUM SIGN SYSTEM.
 3. SIGN TOP MECHANICAL UNITS.
 4. OVERLAP DOWNOUT MODEL REFER TO DETAIL C-2.3.3.
 5. L.E. LUGS SHOWN IN PLASTIC CASE TO MATCH COLOR.
 6. L.E. LUGS SHOWN IN PLASTIC CASE TO MATCH COLOR.
 7. APPROXIMATE ROOF LINE.
 8. 1" REVEALS IN FRESH.
 9. 1" REVEALS IN FRESH.
 10. 1" REVEALS IN FRESH.
 11. 1" REVEALS IN FRESH.
 12. 1" REVEALS IN FRESH.
 13. 1" REVEALS IN FRESH.
 14. 1" REVEALS IN FRESH.
 15. 1" REVEALS IN FRESH.
 16. 1" REVEALS IN FRESH.
 17. 1" REVEALS IN FRESH.
 18. 1" REVEALS IN FRESH.
 19. 1" REVEALS IN FRESH.
 20. 1" REVEALS IN FRESH.

EXTERIOR FINISHES
 C-1.1 1/2" STUCCO PORTLAND CEMENT PLASTER OVER METAL LATH.
 C-1.2 1/2" STUCCO PORTLAND CEMENT PLASTER OVER METAL LATH.
 C-1.3 1/2" STUCCO PORTLAND CEMENT PLASTER OVER METAL LATH.

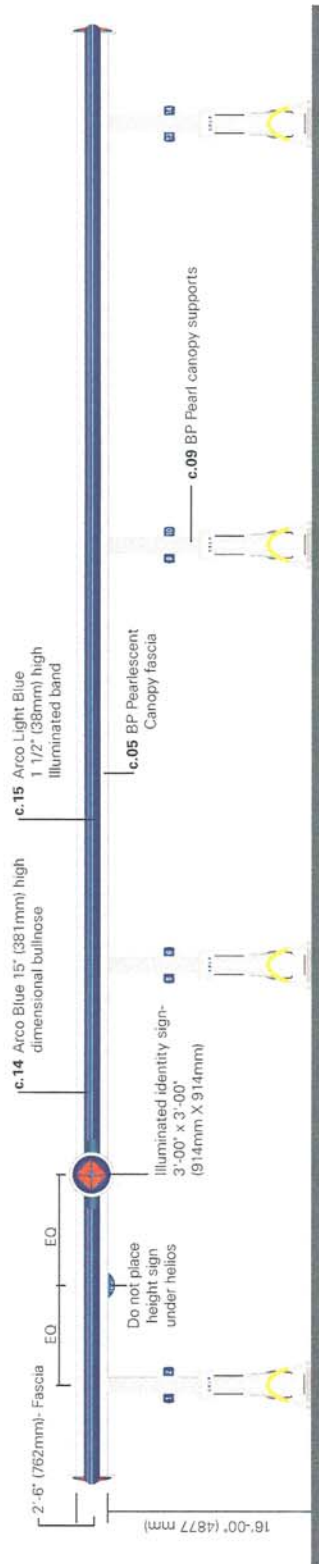
EXTERIOR PAINTS
 C-2.1 COLOR: BP WHITE.
 C-2.2 COLOR: BP WHITE.
 C-2.3 COLOR: BP WHITE.
 C-2.4 COLOR: BP WHITE.
 C-2.5 COLOR: BP WHITE.
 C-2.6 COLOR: BP WHITE.
 C-2.7 COLOR: BP WHITE.
 C-2.8 COLOR: BP WHITE.
 C-2.9 COLOR: BP WHITE.
 C-2.10 COLOR: BP WHITE.
 C-2.11 COLOR: BP WHITE.
 C-2.12 COLOR: BP WHITE.
 C-2.13 COLOR: BP WHITE.
 C-2.14 COLOR: BP WHITE.
 C-2.15 COLOR: BP WHITE.



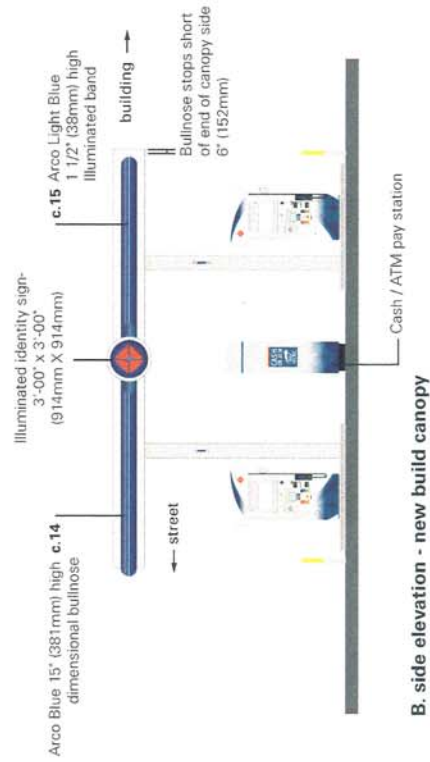
SN.2.2 - ARCO - shop/store, new, awning detail



CN.4.1 – US – canopy (ARCO), canopy elevation



A. front elevation - new build canopy



B. side elevation - new build canopy

- c.01 BP yellow
- c.05 BP pearlescent
- c.07 aluminium finish
- c.08 white
- c.09 BP pearl
- c.10 BP dark pearl
- c.12 BP warm grey
- c.13 ARCO red
- c.14 ARCO blue
- c.15 ARCO light blue